

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

THIS AGREEMENT Entered into by and between the Standard Warehouse Company, a corporation under the laws of South Carolina, hereinafter styled "the lessor" and Piedmont Bonded Warehouse & Compress Company similar corporation hereinafter styled "the Lessee".

WITNESSETH:

1. The lessor hereby leases to the lessee the following described real estate, to wit:

All that certain parcel, piece or lot of land with the improvements thereon, situate, lying and being near the western limits of the city of Greenville, in the State of South Carolina, containing eight and one tenth (8-1/10) acres, more or less, and being irregular in shape, beginning at an iron pin in the center of Farr's Bridge Road twelve and one half (12-1/2) feet east of the center of railroad track to the Bleachery, and running thence N. 61 W, two hundred and eighty seven feet one inch (287'1") along the center of said Farr's bridge road to iron pin at the corner of Poe Street; thence turning and running along the center of said Poe Street N. 81 W, one hundred and sixty one and one-half (161 1/2) feet to iron pin at corner of Poe Street and an alley; thence turning and running S 15 W. five hundred and twenty feet (520') along said alley to iron pin; thence turning and running N. 89.35 E. two hundred and eight feet (208') to iron pin; thence turning and running S. 25 E. three hundred and thirty two feet seven inches '332' 7") to iron pin fifteen feet south of an industrial track leading to Monaghan Mills; thence turning and running along line of curve of said industrial track and fifteen feet (15') from the center thereof one hundred and ninety feet (190') to iron pin (a straight line between the two last points being S. 31.35 E. one hundred and eighty nine and one half feet); thence running from said iron pin following curve in industrial track of Southern Railway along a line west of said track and twelve and one half feet (12 1/2') from the center thereof four hundred and sixty two feet (462') to iron pin at switch (a straight line between the last two mentioned points being S. 5 E. four hundred and fifty nine feet (459') thence turning and running S. 75 4) E. to iron pin twelve and one half feet (12 1/2') east of center of Railway track; thence running along a curved line twelve and one half feet (12 1/2') east of center of said railroad track thirteen hundred and twenty four feet (1,324') to point of beginning (said last mentioned track being the track laid upon the old road bed of the C.K. & W. Railway Company): being the premises heretofore conveyed to said Piedmont Warehouse Company by Monaghan Mills by deed dated 20th April, 1914, recorded in the office of the R.M.C. for said Greenville County, in Book of deeds 000 at page 788.

2. The term of said lease shall begin on September 1, 1916, and terminate on August 31, 1919.

3. The rental to be paid by the lessee to the lessor shall be Five Thousand (\$5,000.00) Dollars for the first year and Seven Thousand (\$7,000.00) Dollars for each of the two succeeding years; the same being payable semi-annually on the last day of February and August.

4. The lessee shall be entitled to all revenue accruing and be charged with all expenses of operation after September 1, 1916, and shall account to the lessor for all unpaid storage on cotton in store which accrued prior to that date.

The lessee assumes liability for all cotton now stored in said warehouse and which shall be turned over to it as stated in a separate receipt. This cotton is to be kept separate from the cotton stored with the lessee and is to be kept in separate compartments and the lessor, its officers and agents, shall at all times be at liberty to enter said compartments and to check over the cotton against which the said lessor's receipts are outstanding, and when the said cotton shall have been delivered to the persons entitled to it, the said receipts issued by lessor shall be taken up by the lessee and surrendered to said lessor.

5. The lessee shall pay the insurance premiums upon the property on the basis of \$60,000.00 valuation, beginning, with the date of September 1st. 1916. and continuing during the term of this lease, the insurance to be for the benefit of the lessor.

6. The lessee shall be responsible for all State, School and County Taxes during the term provided that the taxes for the years 1916 and 1919 shall be proportioned in the ratio of occupancy.

7. The lessee shall keep the premises in repair when required by ordinary wear and tear.

8. The destruction of the premises by fire or other casualty during the term shall terminate this lease at the option of the lessee.

9. The lessee shall employ W.H. Ambler for the season 1916-1917 at the salary now being to him by the lessor, this employment subject to terminate upon such grounds as the lessor could have terminated it.

10. The lessor gives to the lessee the option to purchase the property leased at any time during the continuance of the term or at the termination thereof, at the price of Eighty One Thousand (\$81,000) Dollars upon giving to the lessor previous notice in writing of its intention so to do at least six months prior to the termination of the lease; and the lessor obligates itself thereupon, and upon compliance by the lessee with the terms of sale, to convey the same by fee simple deed with full warranty, free of incumbrance.

11. Upon the expiration of this lease unless the option to purchase shall have been excised, the lessee will surrender the premises to the lessor in as good condition as they were when lessee took charge of them, ordinary wear and tear excepted.

12. The rights and obligations hereinbefore secured and assumed by the parties respectively shall enure and be obligatory upon the said parties respectively, their successors and see next page.

and assigns.

1. In witness whereof, the parties hereunto have set their hands and official seals by their proper officers, this 14th day of November 1916.

In presence of

A. H. Douglas  
H. E. Gooding  
As to Standard Warehouse Company

In presence of:

W. H. Ambler  
J. M. Milan  
As to Piedmont Bonded Warehouse & Compress Company

State of South Carolina  
County of Richland

Personally appeared before me A.H. Douglass who being duly sworn, says that he saw T.B. Sackhouse as President, and H.L. Elliott, as Secretary of the Standard Warehouse Company sign, seal and as the act and deed of said Company deliver the foregoing lease and that he, with H.E. Gooding witnessed the execution thereof.

Sworn to before me this 1st. day of December 1916.

A. R. Cronenberg  
N.P.

A.S.H. Douglas

State of South Carolina  
County of Greenville.

Personally appeared before me J.M. Milan who being duly sworn says that saw W.C Cleveland as President, and L. W. Lively as Secretary of the Piedmont Bonded Warehouse & Compress Company sign, seal and as the act and deed of said Company deliverer the foregoing lease and that he, with W. H. Ambler witnessed the execution thereof.

Sworn to before me this 14th day of November 1916.

J. L. Lancaster, N.P.

J. M. Milan.

Recorded December 2, 1916.